### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 5/122 Patten Street, Sale Vic 3850

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoting					
Single pric	e \$289,000								
Median sale price									
Median price	\$475,000	Pro	operty Type Hou	ISE	Suburb	ale			
Period - From	01/01/2024	to	31/12/2024	Source	REIV				

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8/40-44 Fitzroy St SALE 3850	\$275,000	14/01/2025
2	2/97 Marley St SALE 3850	\$327,500	20/12/2024
3	2/54 Patten St SALE 3850	\$335,000	27/09/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

29/01/2025 17:39



# GRAHAM CHALMER

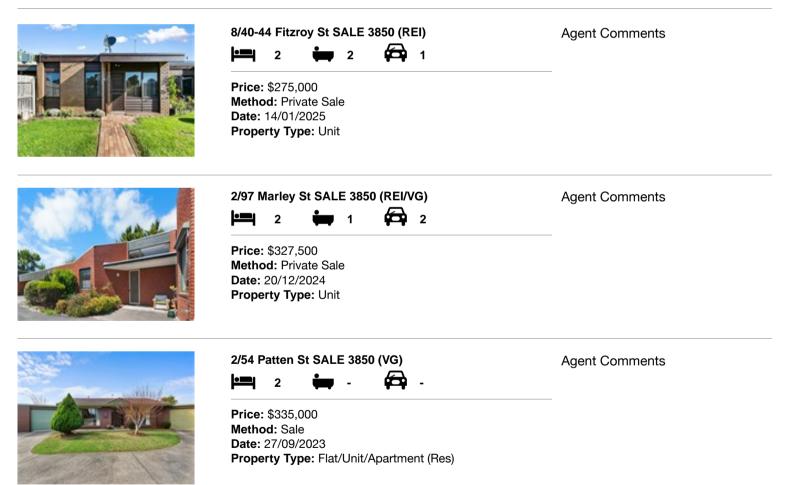




Property Type: Unit Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$289,000 Median House Price Year ending December 2024: \$475,000

## **Comparable Properties**



#### Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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